

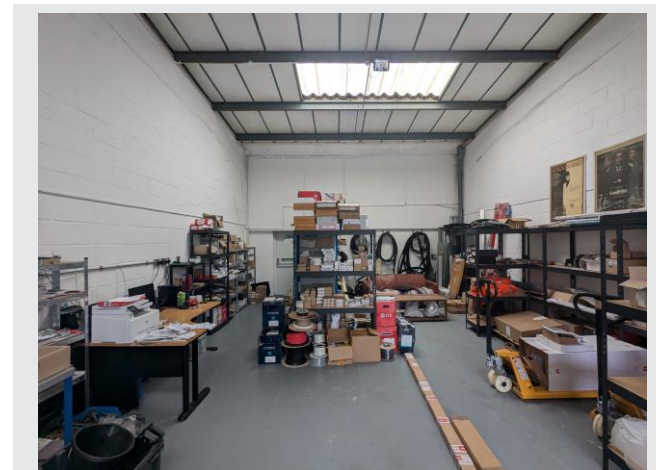
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

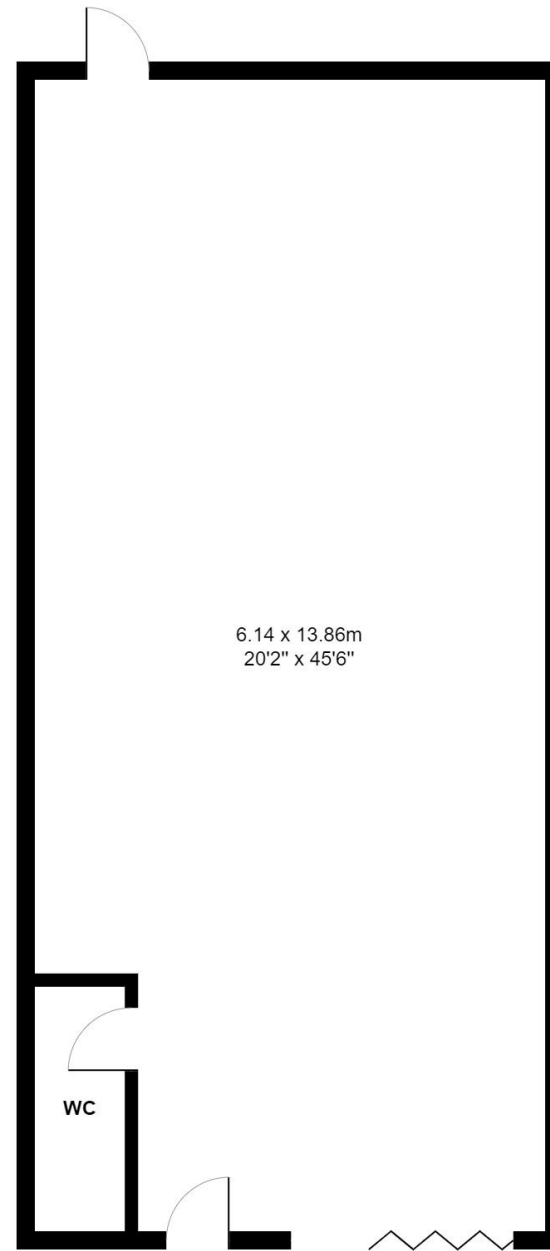
Fully refurbished light
industrial/warehouse unit

Unit 30, Peerglow Industrial Estate, Olds Approach,
Watford, Hertfordshire, WD18 9SR



ACCOMMODATION

Total 935 sq ft 86.86 sq m



All measurements are approximate and for information purposes only

AMENITIES

- ✓ Single and three phase power
- ✓ Up to 4.4 m clear height
- ✓ W/C facilities
- ✓ 2 car parking spaces and loading

LOCATION

The property forms part of a development of industrial/warehouse units situated off Olds Approach, which connects directly with Tolpits Lane (A4145). The estate is situated approximately mid-way between Watford and Rickmansworth Town Centres, which both provide main line railway services and Metropolitan Underground links to London. Junctions 17 & 18 of the M25 are to the west of Rickmansworth, with Junction 5 of the M1 about 6 miles distant.

VAT

We understand that VAT is not currently payable on the rent.

DESCRIPTION

The unit is of steel portal frame construction with elevations of insulated cladding above facing brickwork. Concertina loading door (2.4 m x 3.5 m high)

Single and three phase power.

Up to 4.4 m clear height

LED lighting

2 car parking spaces and loading

TERM

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£20,000 per annum exclusive

RATES

Rateable value from 1st April 2026: £19,250 per annum exclusive.

EPC

C58

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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